



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Improvement Agreement for Public Improvements at 960 South Guild Avenue

MEETING DATE: January 15, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take appropriate action on the following items for the subject project:

1. Approve the Improvement Agreement for public improvements at 960 South Guild Avenue and direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City.
2. Appropriate \$25,918.88 from Development Impact Mitigation Fee funds for reimbursement for acquisition of excess right-of-way and installation of street improvements and oversize water mains.
3. Approve the proposed terms of fee payment agreements for payment of the sewer capacity fee and Development Impact Mitigation Fees and authorize the City Manager to sign the fee payment agreements without further Council action.

BACKGROUND INFORMATION: Past One, Inc., a California corporation, has furnished the City with the improvement plans, necessary improvement agreement, guarantees, insurance certificates and a portion of the fees for the proposed improvements.

The development consists of a 400,000-square-foot warehouse facility and is located east and south of the easterly terminus of Vine Street and east of the future extension of Guild Avenue, as shown on Exhibit A. A 10-inch master plan water main and the easterly portion of Guild Avenue fronting the property will be constructed in conjunction with the project. The developer will be reimbursed for the oversize master plan water main and the excess right-of-way and street improvements in Guild Avenue in conformance with LMC §16.40, Reimbursements for Construction. Reimbursements for these items will be made from Development Impact Mitigation Fees funds for street and water system improvements.

As discussed during a meeting between City staff and the developers on July 23, 1996, the sewer capacity fee and most of the Development Impact Mitigation Fees for the project will be paid under the terms of separate fee payment agreements. The sewer capacity fee will be paid over a period of twenty-four (24) months by increasing the monthly sewer service charge to include the capacity fee. A charge of \$100.00 per year for administering the agreement will also be included in the monthly sewer payment. The monthly fee will be adjusted downward when the capacity fee has been paid in full.

APPROVED: _____

Randall A. Flynn for

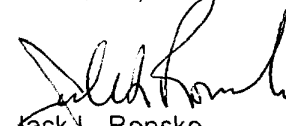
H. Dixon Flynn -- City Manager

The Development Impact Mitigation Fees due for the water and street categories will be deducted from the reimbursements for oversize water mains, and excess right-of-way and street improvements mentioned above will be paid in full through the reimbursement process. The impact fees for the remaining fee categories (sewer, storm drainage, police, fire, parks and recreation and general City facilities) will be paid over a period of five (5) years under the terms of a fee payment agreement. Payments will be made on a monthly basis at an interest rate of 6.09 percent. To cover the cost of administering the agreement, the interest rate has been set one-half percent over the LAIF rate in effect when the agreement was drawn. The agreement also requires that the developer provide security in the form of bonds, letters of credit or certificates of deposit to guarantee payment of the fees.

Although the signed fee payment agreements are not yet available, staff recommends that the Council approve the agreement terms outlined above and authorize the City Manager to execute the agreements on behalf of the City without further Council action.

FUNDING: Development Impact Mitigation Fees:

Streets Category:	\$ 3,600.00	Excess Right-of-Way
	15,172.63	Excess Street Improvements
Water Category:	<u>7,146.25</u>	Oversize Water Mains
Total	\$ 25,918.88	


Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

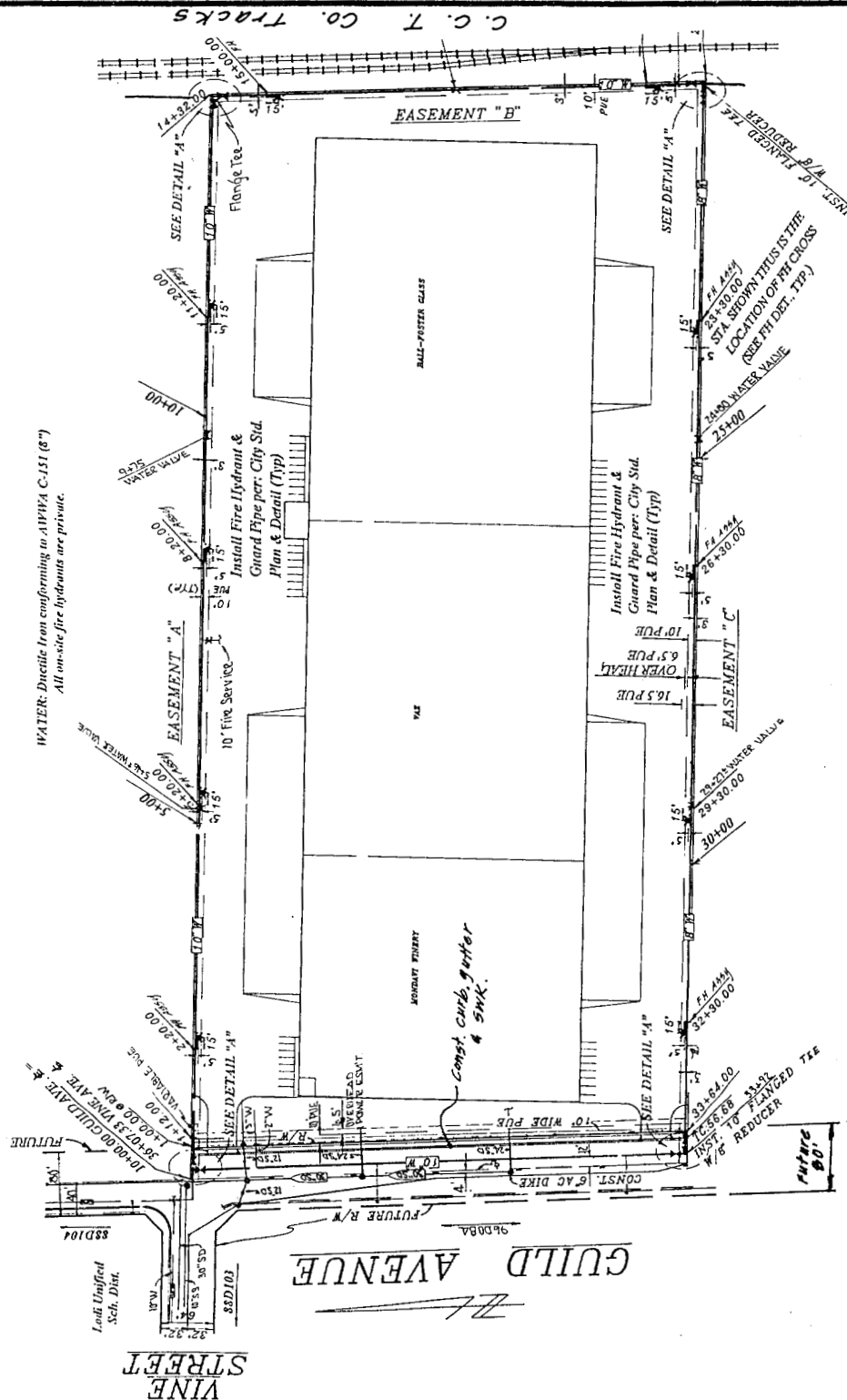
JLR/SAW/lm

Attachment

cc: Associate Civil Engineer - Development Services
Past One, Inc.
Panattoni-Carlson Venture
Boomer Construction, Inc.
Baumbach & Piazza



960 South Guild Avenue



CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
KEITH LAND
STEPHEN J. MANN
DAVID P. WARNER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

January 9, 1997

Past One, Inc.
8413 Jackson Road, Suite C
Sacramento, CA 95826

Pannattoni-Carlsen Venture
8401 Jackson Road
Sacramento, CA 95826

Boomer Construction
8231 Alpine Avenue, #7
Sacramento, CA 95826

Baumbach & Piazza
Civil Engineers
323 West Elm Street
Lodi, CA 95240

SUBJECT: Improvement Agreement for Public Improvements at 960 South Guild Avenue

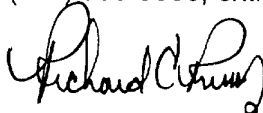
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, January 15, 1997, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at (209) 333-6800, ext. 659.


for Jack L. Ronsko
Public Works Director

JLR/kk

Enclosure

cc: City Clerk ✓